

GEORGIA INSTITUTE OF TECHNOLOGY
OFFICE OF CONTRACT ADMINISTRATION
SPONSORED PROJECT TERMINATION

Date: April 14, 1977

Project Title: A Program of Technical Assistance and Industrial Development Research
for the Middle Flint Planning and Development Commission

Project No: A-1562

Project Director: W. T. Studstill

Sponsor: Middle Flint Planning and Development Commission

Effective Termination Date: 12/31/76 (Sponsor notified GTRI of intention not to renew
on 4/4/77)

Clearance of Accounting Charges: all clear

Grant/Contract Closeout Actions Remaining: NONE

- ☐ Final Invoice and Closing Documents
- ☐ Final Fiscal Report
- ☐ Final Report of Inventions
- ☐ Govt. Property Inventory & Related Certificate
- ☐ Classified Material Certificate
- ☐ Other _____

Assigned to: Economic Development Laboratory (School/Laboratory)

COPIES TO:

Project Director
Division Chief (EES)
School/Laboratory Director
Dean/Director-EES
Accounting Office
Procurement Office
Security Coordinator (OCA) ✓
Reports Coordinator (OCA)

Library, Technical Reports Section
Office of Computing Services
Director, Physical Plant
EES Information Office
Project File (OCA)
Project Code (GTRI)
Other _____

A-1562



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Branch
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
436-6093 Area Code 912

January 25, 1974

Mr. Bobby L. Lowe, Executive Director
Middle Flint Planning and Development Commission
Post Office Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our work under your contract from December 17 to the present date.

Condensed facts sheets for Americus and Buena Vista were printed and delivered to you.

I assisted you with the handling of an industrial prospect interested in Buena Vista and Butler. This prospect was shown these two communities and preliminary proposals were made. The major problem in the prospect actually locating in our area hinges on his acquiring working capital financing.

You, Johnny Neely, and I made a visit to the Department of Community Development in Atlanta. The purpose of the visit was to investigate how we might generate more prospect activity in the Middle Flint area. We met with John Gilliland and John gave us his comments and suggestions.

I believe this meeting in Atlanta was very meaningful. It pointed out shortcomings that we have in our area, and directed us in ways of improvement. The conclusion was that we need to do a better job of showing our communities to industrial prospects as well as to representatives of the Department of Community Development. This will take a lot of time and effort to do a good job, but if we are to increase industrial prospect activity, we will have to do it.

Presently we have two industrial prospects interested in our area. One is a metalworking company and the other is a garment manufacturer.

We are continuing to work under separate funding with the Dooly County Development Corporation on the development of their property in Vienna. Also, we are continuing work on two SIA projects in your area.

As of January 1, there was \$2,245.11 remaining in your share of the contract.

Sincerely,

William T. Studstill, Director
Southwest Georgia Branch

WTS:jh



ENGINEERING EXPERIMENT STATION
GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Branch
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
436-6093 Area Code 912

February 21, 1974

Mr. Bobby L. Lowe, Executive Director
Middle Flint Planning and Development Commission
Post Office Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our work under your contract from January 25 to the present date.

I assisted you and your staff with the preparation of a Farmers' Home Administration grant application for the Butler industrial park. Specifically, it included obtaining information on Little Butler, Inc., related to their expansion needs and business forecast. Also, we assisted with the write-up of the narrative portion of this application.

We assisted with the handling of an industrial prospect for your area. We worked to get both Vienna and Butler considered, but were only able to present Butler. We prepared a formal presentation for this prospect and on January 21 he visited Butler and we made our presentation. This is a textile type operation and we feel we are in contention. Our only weak point was an apparent lack of available labor.

We continued to work with the Dooly County Development Corporation to get them to cooperate with the local leadership in presenting their land for industrial development purposes. Also, discussed a potential site with Hobby Striplin. This site is across from the Georgia Pacific Corporation plant. This appears to be an excellent site and I encouraged Mr. Striplin to move forward on obtaining it.

Presently we have three active industrial prospects for the area. We have showed communities to two of these prospects and we have submitted data to the third.

Work is continuing under separate funding on three EDA projects in your area.

As of February 1, 1974, there was \$1,817.29 remaining in your share of the contract.

Sincerely,

William T. Studatill, Director
Southwest Georgia Branch

WTS:jh



ENGINEERING EXPERIMENT STATION
GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Branch
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
436-6093 Area Code 912

March 20, 1974

Mr. Bobby L. Lowe, Executive Director
Middle Flint Planning and Development Commission
Post Office Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our work under your contract from February 21 to the present date.

I met with you and Bob Noble for the purpose of briefing Bob regarding industrial development activity in the communities throughout the Commission area. It was concluded that we have several communities with good physical facilities for attracting new industry but more effort needs to be placed on promoting industrial prospect activity for the area. Also, I recommended continuing effort in bringing along the communities that have industrial development potential but are lacking in facilities.

We have had some follow-up on the industrial prospect that visited Butler. I talked with Earl Taylor of Daniel Construction Company and he said that Butler is a strong contender for the industry. He said that he has made his presentation to the company and the matter is now in their hands, but that he had recommended Butler, along with other cities, for their consideration. Mike Lott of the Department of Community Development indicated also that Butler is a strong contender.

We assisted Jim Dekin with the preparation of a SBA application on behalf of Dave Perkins for the purpose of establishing a machine shop operation in Preston. Jim took the application to Atlanta and discussed it with SBA officials and presently they are reviewing it. We are handling this under our SBA funding.

During the month we continued to work with other EDA projects in the area. Included among these is work with a company seeking state certification under the mobile home code.

As of March 1, 1974, there was \$1,447.92 remaining in your share of the contract.

Sincerely,

William T. Studstill, Director
Southwest Georgia Branch

WTS:jh



ENGINEERING EXPERIMENT STATION
GEORGIA INSTITUTE OF TECHNOLOGY

Industry Development Division

Southwest Georgia Branch
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
436-6093 Area Code 912

April 17, 1974

Mr. Bobby L. Lowe, Executive Director
Middle Flint Planning and Development Commission
Post Office Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our work under your contract from March 20 to the present date.

During the month, Bob Noble and I visited Vienna and surveyed their proposed industrial tract. Their plans are to have a preliminary layout done of the tract and get an estimate on the cost of developing streets and utilities. This will be necessary to appraise on a cost per acre to determine the feasibility of this tract for industrial use. Bob has requested assistance on the layout of the tract from Georgia Power and they have agreed to do this. I will contact Elmo Richardson for his recommendations and estimate of cost as to utilities.

Bob and I attended the GIDA monthly meeting in Atlanta. This was a field trip to Dalton to visit a carpet mill. During this visit, I had an opportunity to introduce Bob to several State industrial developers. We made a follow-up with Mike Lott as to our prospect for Butler and learned that Butler is still under consideration but two cities apparently are stronger contenders. Mike also indicated the industrial prospect we have for Americus and Cordele is still active.

During the month, we continued to work with EDA projects in the area. This includes work with a mobile home manufacturer related to code certification. Jim Dekle says that Dave Perkins' application to SBA needs revisions for approval, and he is in process of making these necessary changes. Met with Mr. and Mrs. Buddy Kidd in your office for the purpose of assisting them in evaluating the market for a business venture. We have surveyed two medical facilities for market information and our Atlanta office will survey others. When this information is developed, it will be passed along to them for evaluation.

As of April 1, 1974, there was \$1,276.77 remaining in your share of the contract.

Sincerely,

William T. Studstill, Director
Southwest Georgia Branch

WTS:jh



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Branch
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
436-6093 Area Code 912

May 17, 1974

Mr. Bobby L. Lowe, Director
Middle Flint Area Planning
and Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our work under your contract from April 17 to the present date.

I met with you and Don ten Bensel concerning the Coastal Plains Regional Commission contract. You instructed me to study the feasibility of pecan orchard revitalization for Marion, Schley, and Webster counties. This work will be charged to our industrial development contract and not to the Coastal Plains contract. I have recontacted Ray Payne and Wilson Weathersby to gather information needed for this study.

During the month, I made several contacts with state developers concerning potential industrial prospects for the Commission area. These included Department of Community Development, Georgia Power Company, C & S Bank, etc. I also interviewed these individuals as to their views and recommendations concerning the state-wide industrial development activity for the Middle Flint area. The consensus of opinion is that they thought it was worthwhile but they differed somewhat as to what activities should be planned and the number of days involved.

Mike Lott's industrial prospect for Americus and Cordele has become active again. Mike contacted me and said he was submitting the two towns I needed site information on Americus. Bob Noble and I met with the Americus people, including Pete Novak, and obtained information on a possible site. Necessary information was obtained and mailed to Mike for submittal to his prospect. We recommended that the local people in Americus search for possible sites and submit them to me for consideration. Stanley Gambrell formed Bob Noble and me that an industrial prospect had visited Vienna for possible plant location. He asked that we write this company a letter to offer our services in supplying any additional information that the company may need. I suggested that we submit the Dooly County Development Corp. site to this prospect for consideration and this was done through a letter from Bob Noble.

Mr. Bobby L. Lowe
May 17, 1974

Page 2

During the month, I visited Joe Inglis of the Georgia Power Company in Atlanta and reviewed their files on the communities in the Commission area. I removed all of the outdated material from these files and have asked Bob Noble to mail the latest economic information to Joe for insertion in the files.

I contacted Elmo Richardson, Civil Engineer, for Vienna, and asked that he assist with an estimate of utilities cost necessary for the development of an industrial park for Vienna. Andy Andrews of Georgia Power Company is preparing a park layout and this layout will be necessary to arrive at an estimated cost of utilities and other site improvements for the park.

We are in the process of revising our condensed facts sheet for Vienna. Most of this research has been done and it will soon be ready for publication. Also, I have begun the preparation of an available building flyer for the 30,000 square foot speculative building in Americus.

As of May 1, 1974, there was \$1,055.72 remaining in your share of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Branch

WTS:jh



ENGINEERING EXPERIMENT STATION
GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Branch
2031 North Slappey Boulevard
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Albany, Georgia 31701
436-6093 Area Code 912

July 31, 1974

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

Enclosed you will find the annual report of our activities in your Commission area for the year 1973-74.

This is just a summary type report showing the highlights of our work during the year. Primary purpose of the report should be for future planning of industrial development activities.

As you know, we try each year to combine work under your contract with us with other funded work such as EDA and Georgia Tech-EES sponsored activities. For this reason, this report not only includes work under our contract but all work by this office that is concerned with economic and industrial development.

I feel that we have had good progress during the past year and have efficiently used the funds available. While our contract is limited, I feel that we have still been able to maintain a good level of interest in industrial development throughout the communities of the area. We were very pleased that the contract has been renewed for the coming year and I am looking forward to more progress in the future.

If you have any questions concerning this annual report, I will be happy to meet with you personally and discuss it.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Branch

WTS:jh
Enclosure

ANNUAL REPORT
MIDDLE FLINT AREA PLANNING AND DEVELOPMENT COMMISSION

Servicing Needs of Industrial Prospects

During the year we assisted the Commission staff and the local communities within the Commission area in servicing the needs of 9 industrial prospects interested in 12 communities. The breakdown is:

Marshallville - 2 prospects - building components and food processing.
Montezuma - 2 prospects - food processing and modular structures.
Butler - 2 prospects - textile and garment.
Buena Vista - 2 prospects - both garment.
Vienna - 1 prospect - metal fabricating.
Americus - 1 prospect - metal fabricating.
Cordele - 1 prospect - metal fabricating.
Preston - 1 prospect - modular structures.

Work with these prospects included furnishing research information related to the community and accompanying prospects on visits in the area. Also included was a formal presentation answering specific questions posed by the prospect, including labor information, wage rates and utility and site information. While none of these prospects located within the area this past year, four are still active. Also, due to our work with the prospect interested in Butler, we have learned that a different textile company is interested in the area and Butler has been submitted for their consideration.

Technical Assistance to Local Development Corporations

During the year, we worked with local development corporations within the Commission. We worked through the Commission with the Vienna Development Authority in Vienna. This work included the evaluation and recommendations of a potential industrial site. Recommendations were made to have the site planned for an industrial park and to develop estimated cost figures for improving the property. Discussions were held with the Planning Commission staff, local Vienna people, consulting engineers and Georgia Power Company. This work is progressing and cost figures will be forthcoming after the layout is prepared by the Georgia Power Company.

Several meetings were held with the Dooly County Development Corporation. They have a 60 plus acre tract of land and requested our assistance in advising them of the best potential use for the property. The property was evaluated as to industrial, commercial and residential potential. After much discussion and study a combination industrial/commercial use was recommended. Recommendations were made as to the value of the land for industrial purposes and work is continuing on preparing an industrial site flyer for the property.

This past year we worked with the Butler Development Corporation. This work included a trip to Atlanta with John Neely and Bobby Lowe. The purpose of the trip was to meet state developers and to let them know of Butler and the entire Commission area's interest in attracting new industry. State developers

offered suggestions on improving the Commission area's competitive position in attracting industrial prospects. We also worked through the Commission with the Butler Development Corporation in preparing a grant application to Farmers Home Administration for industrial park improvements. Our work included a write-up on economic benefits to be derived from the grant. Later, during the year, we learned that the grant was approved for approximately \$240,000 -- one of the largest grants awarded by the Farmers Home Administration. We also furnished to the Commission guidelines and examples of industrial park covenants for consideration for the Butler Industrial Park.

Our work with the Americus group included the evaluation of potential industrial sites and available buildings. This work was initiated because of an industrial prospect's interest in the community and while the prospect chose not to locate in Americus, we nevertheless documented these industrial properties for future use. Work was done in preparing an available building flyer for Americus and it should be completed soon. Also, an industrial site flyer is in process of being prepared.

Technical Assistance to Commission Staff

Assistance and recommendations were given the Commission staff on a continuing basis throughout the year. Several discussions were held and recommendations made on communities' needs. During the year, Bob Noble joined the staff as Administrative Assistant with industrial development responsibility. Work was performed in orienting Bob to the industrial development situation and the needs within the Commission area. The trip to Atlanta with Bobby Lowe and John Neely was valuable in having the state developers make recommendations for improving our industrial development program in the Commission.

Don Everett requested that we provide input for Dr. Peng's Comprehensive Study. Specific work included preparing a written evaluation on the industrial development assets of each community within the Commission. Specific recommendations were made on how each community could improve their industrial development potential.

Last year Don Everett requested that we assist local entrepreneurs interested in entering the manufacturing business to produce building components. Information was prepared including market research, capital investment requirements, pro forma financial information and machinery requirements, including prices. This information was delivered to the interested parties and discussed with them in person. For various reasons, the individuals decided not to pursue this venture.

Industrial Development Research

During the year field research was done to update condensed facts sheets on Americus, Buena Vista and Vienna. These fact sheets were printed and delivered to the Commission. Also, a supply of this research material was furnished to all active state developers. During the year we also reprinted the condensed facts sheets for Americus.

Maintaining Contact with State Industrial Developers

We continued to maintain close contact with state industrial developers. This was done through regular attendance at monthly GIDA meetings in Atlanta and periodic visits to their offices. Also, contact was maintained through numerous letter contacts and telephone calls.

State developers' files on communities within the Commission area were reviewed, outdated material discarded and new research material furnished. This material included condensed facts sheets, site flyers and labor availability information. Also, new articles on communities were furnished to the developers to keep them informed of developments of interest.

Technical Assistance to Industries Funded by EDA

We continued to work during the year with existing industries and local entrepreneurs in your area for the purpose of stimulating economic growth. This work, of course, was not funded under our contract with the Commission but was funded through our EDA contract statewide. The types of industries we assisted included the following: furniture manufacturer -- new plant facility planning, technical assistance with plastics applications; modular housing manufacturer -- product design to meet regulatory codes; machine, tool and die shop -- loan application; modular housing manufacturer -- technical assistance with plastics applications.

One of the plants assisted is a new operation in the Commission area with approximately 50 new employees. The other plants assisted experienced expansions of approximately \$275,000 with 15 additional employees.

Technical Assistance to Industries Funded by the Engineering Experiment Station

Under this program we provided short term, in-plant assistance and information transfer to existing industries, businesses, governmental groups and local entrepreneurs. During the year 13 separate industries, organizations or individuals in the Middle Flint area made 22 requests for information which were filled. In addition, in-plant, short term technical assistance was furnished to 10 industries.

Work under Coastal Plains Regional Commission Contract

Under this contract, we were asked to evaluate the markets for fresh vegetables and grapes for processing considering Marion, Schley and Webster counties as the producing area. We also were asked to provide assistance in promoting the revitalization of pecan orchards in the counties. Work completed included reports on the fresh vegetable market and the market for processed grapes. The initial response to the need for services to revitalize pecan orchards was small. However, work is in progress to document this need for future uses.

Areas Needing Increased Emphasis

Since ours is a rural area, it naturally will not have as much attraction for industrial prospects as the more industrial areas. Therefore, industrial

prospect activity should be promoted. Statewide developers should be given much attention by continually reminding them of the Commission area's interest in new industry. Some thought and planning has been given to a promotional activity whereby state industrial developers are invited into the area to view its resources. This should definitely be done -- a recommended time being early Fall of 1974.

The Commission should also give attention to developing its own list of potential industrial prospects with economic fit for the area. Existing industries in the area should receive much consideration to assure developing compatible prospects. Because existing industries are the best source of new jobs, they should be given assistance with possible expansions of their operations.

It is vital that we continue to keep our research material up-to-date and to add to it. Condensed facts sheets should be updated on all communities, with exceptions of the ones that were updated this past year. Also, all land with industrial potential should be documented and this information put into the hands of the state developers. The other vital area of research information is available labor. Attention should be given to obtaining and developing the latest labor availability information on specific geographic areas within the Commission.

In the end, the local community must sell the prospect on his town. Therefore, concurrently with the above areas of attention, much work is needed with several of the communities in reorganizing their local development organizations so they will be more active. New leadership is probably needed in some communities. Assistance should be given in advising of the most workable organizational structure, developing and orienting new leadership and stimulating the local communities' interest in industrial development.



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Branch
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
436-6093 Area Code 912

August 19, 1974

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under the contract from July 1 to the present date.

I met with Bud McKenzie in Montezuma and we discussed the most effective way of reorganizing the local development group in this community to be more effective in promoting industrial development. We agreed that we need to get new leadership involved. It was decided to set up a meeting and invite some state developers down to discuss this subject. It was emphasized that this should be a working type meeting. Bob Noble has also discussed this with Mr. McKenzie.

I have also had similar discussions with some local people in Cordele regarding reorganizing for better industrial development promotion. Of particular importance is my meeting with Frank Olson of the Crisp County Power Commission. Mr. Olson feels that possible the Power Commission needs to take a bigger leadership role in this area. He plans to discuss this with his board and get back with me on this.

Bob Noble and I have also worked with the local people from Preston regarding an industrial prospect interested in that community. The local group visited Albany and viewed firsthand the product of a new manufacturing venture by an Albany corporation. This corporation needs to establish a manufacturing facility and they are interested in Preston building such a facility under a lease-purchase arrangement. Preston has agreed to pursue this project under a Farmers Home Administration type loan. Preston people will have to set up a local development authority for this type loan.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Branch

WTS:jh



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Branch
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
~~436-6093~~ Area Code 912

November 15, 1974

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under the contract from August 13 to the present date.

I worked with Bob Noble and Mickey Holloway in setting up an industrial development promotional meeting in Montezuma. I also attended this meeting. In attendance were several state developers from Atlanta. Local participation was good. The objectives of the meeting were to generate local interest in industrial development and expose the state developers to the community's industrial advantages. I believe the meeting was successful.

We investigated the availability of the Vintage Homes plant in Montezuma and supplied this information to Seaboard Coast Line Railroad for an industrial prospect. I understand this prospect has visited Montezuma, and viewed this building. Seaboard has requested further information on this building and this has been gathered and will be supplied to them. The local people feel this prospect is seriously interested in the building.

I assisted you, Bob Noble, and Peter Novak in surveying industries in Americus to determine unemployment and inventory available buildings. Generally, the industries with markets concentrated in the mobile home industry are employing only 1/5 of their peak work force. Pete Novak will use the results of this survey in an effort to obtain governmental financial aid.

Because of Johnny Neely's suggestion, I assisted you in determining the availability of an industrial building in Americus for an industrial prospect. Pete Novak determined that this building is available, and he is to furnish descriptive information to the Department of Community Development for the prospect's consideration.

November 15, 1974

Some time ago, Mike Lott of the Department of Community Development, called us concerning an industrial prospect with possible interest in locating in the new Americus-Sumter County Industrial Park. The prospect could not be accommodated because the Georgia Water Quality Control Board would not approve this industry to be connected to an oxidation pond sewage system. Upon further investigation, the Georgia Water Quality Control representative implied that oxidation ponds were obsolete, and this type system will be a deterrent to industrial growth. Bob Noble and I suggested to the Americus people that they have their engineers look into this matter and offer recommendations.

Work is continuing with local groups and organizations in Cordele in an effort to encourage a better industrial development program in the community. Bob Noble gave a speech to a local civic club and Sherman Dudley of our Douglas office made a presentation to another civic club. Discussion meetings have been held with the Crisp County Power Commission, the Chamber of Commerce, and the city manager. Plans are to present a report of recommendations followed by a forum-type meeting whereby state developers will be present to discuss Cordele's industrial development needs. Target date for such a meeting is mid-December.

There are several other prospects that are still active and they are receiving attention from us. These include a modular building industry, interested in Webster County, and a food processor, interested in Dooly County. Considerable work needs to be done for these two prospects.

We are assisting Preston in establishing a local development authority as a development tool. We feel this authority might be needed to accommodate the prospect mentioned above and will also be valuable for future development.

We have begun gathering data for updating the condensed facts sheets on the communities in the Middle Flint area. We will also begin updating industrial site flyers on the sites where old flyers are outdated.

As of October 31, there was \$3,146.57 left in your portion of this contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Branch

WTS:jh



ENGINEERING EXPERIMENT STATION
GEORGIA INSTITUTE OF TECHNOLOGY

Development Division

Southwest Georgia Branch
11 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
Area Code 912

89-4188

January 7, 1974

February 24, 1975

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under the contract from November 15 to the present date.

During this report period, I compiled information and prepared an available building flyer on the Vintage Home plant in Montezuma. This information was furnished to Seaboard Coast Line Railroad for submission to the prospect. We also worked with an industrial prospect interested in Preston. However, the Preston people have indicated that they are unable to arrange a financial package of the size needed for this prospect.

Bob Noble and I made plans to conduct a wage rate survey of industries in the Middle Flint area. Pete Novak has done this survey already for Americus, and we plan to use his format. Bob will make an effort to get the local communities to do this survey and we will provide service if the local people fail to participate.

We continued gathering data for the condensed facts sheets on the communities within the Commission. Most of the field work has been completed and the facts sheets will be available shortly.

During this report period, we maintained contact with state developers including Department of Community Development, Georgia Power Company, Seaboard Coast Line Railroad, and the State Chamber of Commerce.

We have completed and submitted a report, "A Study for Improving the Industrial Development for Cordele-Crisp County", to the Cordele people. This work was not funded under this contract, but carries out our work objective of assisting communities in improving their industrial development programs.

As of December 1, there was \$2,966.70 remaining in your portion of the contract.

Following this report period we maintained personal contact with the following state developers: Department of Community Development, Georgia Power Company, and State Chamber of Commerce.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Branch

A-1562

February 24, 1975

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under the contract from January 7 to the present date.

Condensed facts sheets were printed and delivered to Bob Noble. This economic information included the communities of Americus, Buena Vista, Butler, Cordele, Ellaville, Montezuma, Oglethorpe, Preston, Reynolds, Unadilla, and Vienna. Also, copies were mailed to the following statewide developers: Department of Community Development, State Chamber of Commerce, Georgia Power Company, C & S National Bank of Atlanta, First National Bank of Atlanta, Trust Company of Georgia, Seaboard Coast Line Railroad (Atlanta and Jacksonville), and Southern Railway.

Aerial photographs were made on all of the industrial parks within the Commission area. These photographs will be used to prepare site flyers on some of these parks. Priorities will be given to Americus, Buena Vista, and Butler. I, along with the Commission, would like to extend thanks to Johnny Neely and Jim Gibson for the use of their airplane and for Jim's time in flying me around.

During this report period I have worked with the City of Butler to assist them in complying with recommendations for the certified city program. This has included gathering information as to possibilities of natural gas for the City, fire insurance classifications, and industrial development. A suggested industrial development work plan has been drafted for their consideration. Bob Noble has assisted with the development of a community promotional brochure.

During this report period we maintained personal contact with the following state developers: Department of Community Development, Georgia Power Company, and State Chamber of Commerce.

Mr. Bobby L. Lowe

-2-

February 24, 1975

I assisted Bob Noble in working with an industrial prospect for Cordele. This food processor has plans for establishing a facility that would employ 15 workers.

As of January 31, there was \$2,371.96 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Area Office
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March 21, 1975

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under the contract from February 24 to the present date.

Mr. Charles Ginter, Executive Director, Cordele-Crisp County Chamber of Commerce, requested some changes in the condensed facts sheet that we recently produced. These changes were made as he suggested and a new publication is now in progress.

Field work has been done this month and is continuing on the industrial site flyers for the communities. Butler, Buena Vista, Preston, and Americus flyers are now being given attention. They will be given priority for publication.

Work is continuing with the City of Butler to help them meet the requirements of the certified city program. The draft that I did on a suggested industrial development work plan has been mailed to Bob Noble for his review and suggestions. Plans are for Bob and I to present this to the Butler people and work with them on adopting the work plan. I also obtained a community flyer and mailed it to Bob as an example of one that could be done for Butler.

During the month, I paid a visit to the Department of Community Development, Industry and Trade Division, for the purpose of maintaining interest in industrial prospects for the Middle Flint area. I spoke with Ed Jones, Mike Lott, and John Gilliland. There are, at present, two industrial prospects with interest in the area. These are a manufacturer of transportation equipment and a pulp and paper mill. The paper mill prospect is interested in the Montezuma-Oglethorpe area and the transportation equipment prospect is interested in available buildings -- specifically the ones in Montezuma. At a later meeting with Ed Jones, he mentioned that the Vintage Homes available building has poor eye appeal for industrial prospects. Bob Noble and I discussed this and will look into the possibility of having the owner make the building more attractive.

Mr. Bobby L. Lowe

-2-

March 21, 1975

Ed Jones also has a potential textile industrial prospect interested in locating in Georgia. I suggested he consider Butler as a location due to our previous work with a similar prospect for this city. However, Ed's further investigation revealed that the prospect's financial condition was not good and therefore the prospect was discounted.

As of February 1, there was \$1922.82 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Area Office
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

April 18, 1975

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under the contract from March 21 to the present date.

The corrected condensed facts sheet for Cordele has been printed and received in this office. Copies will be supplied to all state developers and the remainder delivered to Bob Noble.

Bob and I continued to work with the City of Butler under the Certified City Program. A suggested work program for the Butler Development Authority was finalized and supplied to the Authority. A meeting was held with the local people to review all submissions that are due by May 1. Letters stating industrial prospect solicitation assistance furnished to the community were supplied from the Department of Community Development and the Georgia Power Company. The water/sewer portion of the application is being updated because of the new contract for improvements that was recently awarded. Bob Noble is continuing to work on producing a community brochure for them.

During the month, meetings were held in Americus and Buena Vista for the purpose of assigning committee members for the Certified City Program. Citizens were appointed to the various committees in these two towns and meetings were scheduled to outline their portion of the Certified City Program.

Peter Novak of the Americus-Sumter County Chamber of Commerce requested our assistance in developing industrial park covenants for their new industrial park. Covenants from other parks throughout the state were researched and copies supplied to Pete for consideration for the Americus park. A copy of the draft of industrial park covenants for the Americus park was also supplied. This draft was produced by us for Tim Vinson sometime ago. Plans are for Pete to reduce this information into suggested covenants for consideration by the Authority. We will assist him in presenting these suggestions to the Authority for adoption.

Mr. Bobby L. Lowe

-2-

April 18, 1975

During the month, direct contact was maintained with various state development organizations. These included the Department of Community Development, Georgia Power Company, and Seaboard Coastline Railroad.

As of March 31, there was \$1,518.64 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Area Office
2031 North Shiloh Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

May 16, 1975

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under this contract from April 18 to the present date.

Bob Noble and I are continuing to work with a meat processor interested in the Cordele area. Information as to his sewage treatment and market was researched and supplied to Bob for the prospect.

We received a request for information related to the pulp and paper mill prospect interested in the Montezuma area. Office in Atlanta is preparing a feasibility study for this prospect. Their specific request was for data as to the availability of ground water. This information was researched by us and provided to Bob Noble to be supplied to Dr. Chiang of our Atlanta office.

We are presently working with an industrial prospect interested in an available building and experienced workers. This is a garment manufacturer with an estimated initial employment of 40. We are now in the process of preparing submittals on several communities for consideration by this prospect.

Work continued during the month with Americus, Butler and Duena Vista on the Certified City program. All subcommittee chairmen have been appointed for Americus. A luncheon was held for the purpose of informing them of their duties in gathering data necessary for review under this program. It is my understanding that Butler supplied all necessary information for consideration for certification this year. This information is now being reviewed by George Dodson, Certified City Project Director.

Our office, in cooperation with you and Southwest Georgia APDC, prepared a suggested work program of research to assist the mobile home industry in Southwest Georgia. It is hoped that EDA will award a contract grant to the planning commissions for this research. This preliminary proposal was prepared and you mailed it to Leroy Anderson of EDA for consideration.

Mr. Bobby L. Lowe

-2-

May 16, 1975

Bob Noble and I met with Jim Dekle of Preston and Pete Novak of Americus to discuss our economic development program and how it may be improved to better serve the needs of the communities. We generally concluded that we can be of best service by providing technical assistance to the larger communities that have chambers of commerce, but we should take a more active role in industrial prospect solicitation for the more rural communities within the Commission area. It is our plan to develop a work program for the coming year reflecting these ideas.

As of April 30, 1975, there was \$1,354.50 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jn

A-1562 - m



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Branch
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
Area Code 912
439-4188

July 18, 1975

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under our contract from July 1 to the present date.

During the month, I completed all field work necessary for the Preston site flyer. This information and material was supplied to our Atlanta office for the preparation of the flyer.

Work continued under the Certified City Program for the communities of Buena Vista and Americus. I met in Atlanta with Cary Evans of the Georgia Power Company to discuss formulating a community improvements work program for these two communities. The purpose of these work programs is to aid the communities in gaining certification. I also participated in a visual inspection of these two communities. My report has been supplied to Mr. Evans. Overall, this program has already created good community interest and participation.

Work continued on wage rate and fringe benefit surveys of existing industries within the area. A total of 7 additional firms were visited. A total of 18 firms now have been surveyed. Work is in progress to prepare a wage rate and fringe benefit survey report on the counties of Taylor, Marion, Schley, and Webster. This report will be utilized as a requirement under the Certified City Program for Butler and Buena Vista, and also for industrial development purposes.

This contract has been extended through August. The work on the new contract for FY 76 will not be started until September 1.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

A-1562-002



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Area Office
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

October 16, 1975

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under our contract from September 1 to the present date.

We have developed criteria and methodology for identifying industries with potential for locating or expanding in the Middle Flint area. The primary criteria used in this strategy is that the industry types have established a facility within the last five years in Georgia, Alabama, or Florida. The industries are rated as to best potential for locating within the area.

Utilizing the above method, as well as other leads, we have selected and mailed personal letters to nine firms. These industry types included three metal fabricators, four apparel firms, one manufacturer of farm machinery, and one textile company.

Bob Noble and I have begun work in assisting two entrepreneurs in Cordele with establishing an operation. Their needs include obtaining financing assistance. Plans are to approach EDA, SBA, etc., as to their interest in participation.

We provided information, as requested, to Bob as to natural gas availability in Montezuma. Bob forwarded this information to the prospect interested in this area.

I met with local people in Butler to assist them with their Certified City program. I reviewed the needs of Butler and made recommendations regarding the industrial development organization for the City. We supplied information to guide them in setting up a work program.

Mr. Bobby L. Lowe

-2-

October 16, 1975

I have assisted you during this time on several meetings and one trip to Atlanta, all related to the preparation of an application for an EDA Title IX grant. Plans are for this office to assist with the area eligibility portion of the application. As you know, we hope to obtain this planning grant for the purpose of developing an economic development strategy to diversify the industrial base of the area to provide more job opportunities.

During the month we have maintained close contact with State developers. These included: Department of Community Development, Bureau of Industry and Trade; Georgia Power Company; Seaboard Coast Line Railroad; Georgia Electric Membership Corporation; etc.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

ECONOMIC DEVELOPMENT LABORATORY

Southwest Georgia Area Office
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

November 19, 1975

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under our contract from October 16 to the present date.

We have continued to research manufacturing directories, newsletters, etc., for industrial prospects suitable to the Middle Flint area. We have compiled another mailing list for industrial prospect contact. This list includes three forest product firms, two garment manufacturers, two food processors, and three metal fabricators. The names of these firms were furnished to Bob Noble along with draft letters. Bob will prepare the letters on Middle Flint letterhead and mail them to the prospects.

As a result of our solicitation program, we have serviced one industrial prospect this month. This garment firm is a national corporation with existing plants in Georgia. Americus, Montezuma, and Buena Vista were submitted for consideration by this prospect.

Bob Noble is working with Americus Chamber of Commerce on an industrial prospect desiring to relocate facilities from Detroit. We furnished Bob financial information on this firm. This information included a Dun and Bradstreet financial report.

We are also preparing a submittal for a foundry prospect. Americus is the community that is being submitted.

We are continuing to work on the Title IX application. I met with Bob Noble to decide on who should provide letters to support our application. I prepared

Mr. Bobby L. Lowe

-2-

November 19, 1975

a draft letter relating points we desired covered from these various organizations. I have contacted and requested letters from Georgia Tech-EES, Bureau of Industry and Trade, Georgia Manufactured Housing Institute, and Americus Chamber of Commerce. Peter Novak, of the Americus Chamber, obtained a letter for us from Midland Company. To date we have received letters from Georgia Tech-EES and Midland Company.

As of November 1, there was \$3,322.16 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh

A-1562-002



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

ECONOMIC DEVELOPMENT LABORATORY

Southwest Georgia Area Office
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

January 20, 1976

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under our contract from November 19 to the present date.

During this month we continued our solicitation of industrial prospects for the Middle Flint area through personal letter contact. We mailed 38 letters to potential prospects. One mailing was concentrated on garment manufacturers. Another mailing concentrated on food processors. Also, to continue our systematic approach to solicitation of industries, we mailed letters to several firms chosen through our criteria selection method.

We were very pleased to learn this month from the Montezuma Chamber of Commerce that the ILC building has been leased by Kellwood Corporation. They will begin their sewing operation with 50-60 employees. I do not know what their full employment level will reach. Kellwood was one prospect contacted under our solicitation program and a submittal was presented on the Montezuma facility. The prospect was handled by Don Hartley of the Department of Community Development.

During the report time, we maintained follow-up contact with Sumter Electric Membership Corporation regarding their foundry prospect. Buddy Reid said that our submittal for Americus has been given to the prospect but, he has made no decision.

Work continued on the Title IX application to EDA. We wrote the "Eligibility" section for this application and supplied it to Bob Noble. Several letters from various State agencies were used to support our claim that the Middle Flint area is eligible for a grant under this program. As you know, the purpose of this grant application is to seek funds that will enable us to promote industrial growth and diversification for the Middle Flint area.

Mr. Bobby L. Lowe

-2-

January 20, 1976

Bob Noble and I met with Mr. Jarrell, City Clerk, in Butler to assist him with their application under the Certified City Program. The Butler Development Authority has organized a special committee to do their industrial promotion. We met with two members of this committee to counsel them on how to be an effective industrial promotion group. I also prepared and furnished information to Mr. Jarrell that is required by the Certified City Program.

I also met with Cordele City Manager, Ken Ohler, concerning the Certified City Program. As a result of this meeting, Cordele will be evaluated for certification this year. I also learned from Ken that Cordele has finalized their reorganization plans and has established Crisp County Agricultural-Industrial Development Division. This newly formed group will be the responsible one for the industrial promotion of the County. I believe this is a progressive step for Cordele and Crisp County and it is hoped that this newly organized group will become an aggressive promotional organization. Our work, along with Bob Noble's, with the Cordele people contributed to this reorganization.

As of January 1, there was \$2,234.83 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh

A-1562-002



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

ECONOMIC DEVELOPMENT LABORATORY

Southwest Georgia Area Office
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

March 18, 1976

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under our contract from January 20 to the present date.

During this time we have prepared interview forms and have begun interviewing existing industries within the Middle Flint area. Purposes of these interviews are to aid them with possible expansions, to learn of potential prospects as to satellite industries associated with their existing industries, and to learn of possible manufacturing diversifications with potential. As of this writing we have interviewed five industries. Several possibilities have been uncovered and warrant investigation.

We have continued to assist under the Certified City Program. Specifically, we contributed by providing technical assistance to Butler and Buena Vista. Butler's application seems to be in good shape and hopes are high that they may receive certification this year. They have shown good progress, especially with their industrial development organization and activity.

We have continued to follow-up with industrial developers concerning several prospects interested in the area. I learned that the foundry prospect interested in Americus is still alive and Americus is still under consideration. We have offered our assistance to an insulation manufacturer as to providing them feasibility type information to consider the area. We also are pursuing a pulp mill prospect and are recommending the Montezuma-Oglethorpe area. This site has been submitted and it is my understanding that it is their top choice. We also submitted information to Bob Noble regarding a metal fabricator interested in going into business. I contacted Sunshine Metals, Inc., in Arlington for possible business arrangements with this individual.

Mr. Bobby L. Lowe

-2-

March 18, 1976

We have furnished financial information regarding an industrial prospect that Bob is handling. Other information has been requested and is in process for this prospect. This prospect is a plastic packaging manufacturer and is interested in an available building. Bob is submitting the Vintage building in Montezuma. We will assist Bob with preparation and submittal of this information.

As of March 1, there was \$1,085.56 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

ECONOMIC DEVELOPMENT LABORATORY

Southwest Georgia Area Office
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

April 22, 1976

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under our contract from March 18 to the present date.

During this time we have continued interviewing existing industries within the Middle Flint area for the purpose of promoting their expansion and learning of potential industrial prospects. A total of 11 industries have been interviewed. One industrial expansion possibility and one potential industrial prospect have been uncovered.

Bob Noble and I researched the companies that participated in the Red Carpet Tour this year. The purpose of this research was to brief Bob and the other representatives from the Middle Flint APDC area that attended the festivities held for these industrialist here in Albany. Several of these industrialist appear to have potential interest in the area. Plans are for Bob and I to prepare mailout packages to follow-up with these visitors.

On several occasions during the month, we furnished Bob Noble with technical and financial information to assist him in working with prospects and entrepreneurs interested in the Middle Flint area. This information included Dun and Bradstreet financial reports on a prospect interested in the Buena Vista area, technical information on hydroponic greenhouses, information regarding the SBA loan guaranty program, and sources of supply of steel of interest to an entrepreneur. I also met with Bob and this entrepreneur to guide him in his efforts to set up a manufacturing operation. Bob also requested another B & B report on an industrial prospect. This is in process.

As of April 1, there was \$599.15 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh

A-1562-002



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

ECONOMIC DEVELOPMENT LABORATORY

Southwest Georgia Area Office
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

May 24, 1976

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under your contract from April 22 to the present.

I interviewed four existing industries during this period for the purpose of promoting their employment growth, and to learn of new industrial prospects that might be interested in locating within the area. Some leads were uncovered that warrant our attention.

Prestec, Inc., in Preston, has need of assistance. They are interested in increasing their business with employment growth. I have begun assisting them by researching new business potential for their solicitation. Bob Noble and I met with them, and Bob is working with the community to provide services needed by Prestec.

Due to an interview, an existing industry may be interested in establishing another branch facility. We will work to interest him in considering the location of such a facility within the Middle Flint area. Bob was asked to supply data on Marshallville for this prospect's consideration.

During the month, we researched data for the publication of a new Condensed Facts Sheet for Americus. This publication was produced and 250 copies were given to Bob for delivery to Americus.

Work continued during the month on the Certified City Program for Vienna. I assisted with a Task Force meeting in this community whereby guidance was given in how to meet the program standards.

Mr. Bobby L. Lowe

-2-

May 24, 1976

Bob and I met with an individual interested in establishing a recreational vehicle campground along the Andersonville Trail. We furnished him published information that will guide him in this venture. I also requested traffic count and other information for him. We will provide more assistance to help him establish this operation.

As of April 1, there was \$599.15 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh

A-1562



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

Industrial Development Division

Southwest Georgia Area Office
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

June 30, 1975

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under our contract from May 16 to the present date.

During the month, work was done on a wage and fringe benefit survey for the area. A total of 11 firms were visited. Of these, 8 interviews were completed. All of the Butler industries were surveyed and a report was submitted to Bob Noble. A copy also was submitted to George Dodson for use with the Certified City Program. Work will continue in surveying more industries in the area.

Final field work was completed for the site flyers for Butler and Buena Vista. This data has been supplied to Atlanta for the preparation of the flyers. Work is continuing on the site flyers for Preston and Americus.

Made follow-up phone contact with garment manufacturer that previously indicated an interest in the area. Americus, Cordele, and Montezuma were requested to make submittals to this prospect. The industry representative indicated that they had narrowed the geographic area under consideration to Georgia communities north of Atlanta. He thanked us for our information, but indicated that our area was economically unfeasible due to transportation costs.

You requested our assistance in consultation and recommendations for organizing the Planning Commission's library. This was researched and written recommendations were supplied to you. Also, personnel responsible for your library organization visited our office to see our system and how it is related to your needs.

The City of Preston requested a professional opinion on the advisability of a fluoridation system for the City's water supply. We had Dr. Bob Engles, of Georgia Tech EES, contact the Preston local people concerning this matter.

Mr. Bobby L. Lowe

-2-

June 30, 1975

Bob Noble and I visited Bud McKenzie for the purpose of discussing the proposed contract work program for the coming year. A copy of this program was supplied to Mr. McKenzie and his comments and suggestions were requested. Bob and I visited the Montezuma Chamber of Commerce and discussed the pulp and paper mill prospect and the garment prospect. We discussed Montezuma's industrial development program needs with Jo Campbell.

Work continued during the month on the Certified City Program for Butler, Buena Vista, and Americus. Required information as to Butler's industrial services was researched and supplied to George Dodson. Butler failed certification this year, but appears to be in good shape for next year. Their fire classification appears to be the only obstacle. Field surveys are scheduled next month for Buena Vista and Americus. After these surveys, a work program for community improvement will be recommended to these two communities.

This contract normally expires June 30, 1975. However, as you requested, the contract has been extended two months. The new contract is now being prepared and will be mailed to you for execution with an effective date of July 1. However, charges will be made on the old contract only until the extended termination date.

As of May 31, there was \$984.25 remaining in your portion of the contract.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh

Project A-1562-002



ENGINEERING EXPERIMENT STATION

GEORGIA INSTITUTE OF TECHNOLOGY

rial Development Division

Southwest Georgia Area Office
2031 North Slappey Boulevard
Suite 4
Albany, Georgia 31701
439-4188 Area Code 912

July 6, 1976

Mr. Bobby L. Lowe, Executive Director
Middle Flint Area Planning and
Development Commission
P. O. Box 6
Ellaville, Georgia 31806

Dear Bobby:

This is to report our activities under your contract from May 24 to June 30.

Bob Noble and I visited Rip Wiley at the Department of Industry and Trade. We had a good discussion with him concerning industrial prospects and potential for the Middle Flint area. He furnished us with some good leads on industrial prospects.

We specifically requested leads of apparel firms as we know these will fit most of our small communities. Of course, we will only seek a good solid apparel firm. He gave us leads on two companies that fit this requirement and these firms are interested in establishing branch facilities.

We discussed the possibility of working with Davidson Rubber Company to determine if there are any support industries with potential for the Americus area. Rip thought this was a good idea but could not help us with naming any specific firms. He suggested we contact the Davidson Rubber people directly on this matter.

We learned from Rip that Suggs Machine Shop in Butler is interested in selling out. It would be to our advantage to locate a good progressive buyer that can take this facility and expand its operation. I have one lead for a potential buyer and I am in the process of following up with this prospect.

Rip said it would be very helpful to furnish Industry and Trade a report on natural gas availability within the Middle Flint area. This should be in a format that can be easily interpreted by industrial prospects. I furnished Bob Noble, as he requested, a copy of a format used by Southwest Georgia APDC to document natural gas availability.

July 6, 1976

Rip also gave us a lead on a metal fabricator that might be a prospect for the Middle Flint area. This prospect needs a 50,000 square foot building. I discussed this prospect in general with Bill Edenfield of the Cordele Chamber of Commerce and he was to contact Industry and Trade.

During a plant visit with an industrial firm this past month, I learned of their interest in the old Butler Sportswear building in Butler. I made follow-up contact by phone to inform them of the specifications on this building. This is an apparel manufacturer but a very solid company that would be an asset to our area. They are interested and will continue to evaluate the Butler area with their plans hinging on the market forecast for the upcoming year.

Work continued during the month on the Certified City Program. I attended another meeting of the Certified City Task Force in Vienna whereby we made recommendations concerning improving their industrial development activities. Congratulations are extended to Americus and Butler for gaining certification under the program. Also, Montezuma was recertified. Buena Vista did not make it and should be encouraged to remain active and seek certification next year along with Vienna who is in the program for the next time. Cordele has been given a years extension and they have a good chance of gaining certification next year.

Work is continuing with several projects in the Middle Flint area. We assisted Prestec with expanding their tool and die business in hopes that they can expand their employment from 16 to their originally projected 35. We have furnished leads on potential customers and Len Watson has made contact with some of these. In fact, he has gained work with one firm that will increase his business substantially. We are continuing to work with an individual in Americus interested in establishing a recreational vehicle campground near Andersonville. Traffic count and other related information was furnished to him. He needs assistance in relating this data to the feasibility of establishing the campground and this assistance will be provided.

During the month we supported Bob Noble by providing him with various pieces of information. This included financing and other information related to a paper mill type prospect interested in the Montezuma area. Bob also requested information on gum naval stores and research data related to the feasibility of a paper mill operation. This information will be furnished.

The contract terminated on June 30 with all funds being spent. We very much would like to see the contract renewed and have discussed this with you by phone. I will be happy to meet with you and discuss specific ideas of work for the coming year. In general, industrial prospect activity seems to be increasing and work needs to be spent on making submittals to these prospects. Outlined below are areas of work that I would like to see given attention for the coming year.

1. Continue to research industrial prospect leads for contact.
2. Work with Department of Industry and Trade with these leads -- requesting that they assist us with locating these prospects in the area.

July 6, 1976

3. Work directly with communities that can meet the needs of these prospects. Have the communities take the lead in making contact with prospects.

4. Continue to provide Bob Noble with research and technical backup that will increase his capabilities.

The major change that I am suggesting for the coming year over the just completed one is that I feel we can become more effective in having the communities contact the prospect directly. Most of our communities now have active industrial development groups. Many of these groups have been formed as a result of our Certified City Program. For them to remain interested and active we need to provide them industrial prospects to contact and work with. Also, I feel we should work more actively with the Department of Industry and Trade with our prospect leads in hand. This will be more effective than simply calling on them and asking that they bring us prospects.

I hope you and Bob can get together soon to discuss a contract renewal, and as I said before, I will be happy to meet with you and Bob to work out the specifics.

Sincerely,

W. T. Studstill, Director
Southwest Georgia Area Office

WTS:jh